

**St MINVER LOWLANDS PARISH COUNCIL**  
**NOTICE AND AGENDA OF THE PLANNING MEETING, TO BE**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 15<sup>th</sup> OCTOBER 2018 @ 7.30pm**

Members of the public may address the Council prior to the start of the meeting.

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – Members of the public may address the Council prior to the start of the meeting.	
PL32/2018	<u>Apologies for Absence</u> – Cllr. Morgan.	
PL33/2018	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent.</p> <p>c. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p>	
PL34/2018	<p><u>Planning Applications</u> – Members to consider the following, including any applications that are received after the agenda has been published:</p> <p>a. PA18/02625/PREAP, Land E of Mermaids, Trebetherick – pre-application advice for a family sized house to be used for permanent residence.</p> <p>b. PA18/07351, Trefresa Farm, Rock – conversion of barns to dwellings, associated landscaping and parking, demolition of barns, construction of swimming pool, and alterations and extension to farm houses. <b>Deferred from the October Full Council meeting.</b></p> <p>NOTE – Mr John Salmon, Laurence Associates: I wish to confirm that there will be two spaces per unit, as shown on the submitted site plan. The plan shows three areas of parking associated with the separate clusters of units (22 spaces are shown in total).</p> <p>c. PA18/08149, White Lodge, Rock Road, St Minver – application for a new stone outbuilding. <b>Deferred from the October Full Council meeting.</b></p> <p>Mr Samuel Dunn, case officer advised the outbuilding is for storage ancillary to the house. Surfboards, garden materials, tools etc. There is an existing garage which is being demolished to replace this.</p> <p>d. PA18/08204, Cappa Lodge, Rock Road, Rock – tree works to T1 Old Ash coppice stool subject to a TPO.</p> <p>e. PA18/08425, Trewint Lane, Rock – change of use of land for the keeping of horses and all-weather sand school, suitable for exercising horses all year round regardless of the weather and ground conditions in an enclosed, safe environment (size: 25m x 45m) and new stable for horses. <b>Deferred from the October Full Council meeting.</b></p> <p>Ms Samantha Hewitt, case officer advised the proposed stable is modest in size and timber clad and has the appearance of a stable rather than a more robust build that offers potential for conversion. It is proposed on land that is used for equestrian use although she had not yet had an opportunity to check any planning history. She did not have any concern regarding this proposal in relation to the NDP when I visited.</p>	

	<p>f. PA18/08604, <i>Coolgrena, Daymer Lane, Trebetherick</i> – non-material amendment (No. 1) for enlargement of porch at rear to include attached store in respect of (PA18/05013) Demolition and replacement of detached dwelling.</p> <p>g. PA18/08617, <i>Land W of An Lys, Rock Road</i> – construction of 3 new dwellings.</p>	
<b>PL35/2018</b>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. PA18/06156, <i>Haley Ridge, Highcliff, Polzeath</i> – proposed annex accommodation over existing garage. <b>Members had no objection providing the annex remains part of the main house.</b></p> <p>b. PA18/06532, <i>2 Sandyhills, Rock</i> – change of use from holiday cottage to residential dwelling. <b>Members supported in accordance with the St Minver NDP Policy 3.5.</b></p> <p>c. PA18/07323, <i>23 St Moritz Villas, Trebetherick</i> – conversion of loft space with rear dormer, balcony and external stair, change of existing balcony barriers to glazed panels and changes to fenestration at first floor on rear elevation. <b>Members had no objection.</b></p> <p>d. PA18/07399, <i>Donner Ridge, Rock Road, Rock</i> – re-submission of PA17/09583 – single storey car port to replace two-storey annex previously approved, main house and associated landscape remains as previously approved. <b>Members had no objection.</b></p> <p>e. PA18/07940, <i>1 and 5 Gull Rock, Rock Road, Rock</i> – works to trees subject to a tree preservation order. Lifting and crown reduction of overhanging trees. <b>Members had no objection provided the tree officer had no objection.</b></p>	
<b>PL36/2018</b>	<p><u>Planning Applications Withdrawn</u> – information only.</p> <p>a.</p>	
<b>PL37/2018</b>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Countywide Conference</i> – Members to consider a request from the North Cornwall Cluster Group for a conference with Cornwall Council to discuss housing numbers. Details previously emailed</p> <p><i>Funding Appeal</i> – Members to consider making a grant towards the costs of fighting CC’s decision to grant permission for a development contrary to Crantock’s NDP. Details previously circulated via email.</p> <p>b. <i>CC’s Site Allocations Development Plan</i> – consultation open from 10<sup>th</sup> September to 5pm on 22<sup>nd</sup> October. <a href="http://www.cornwall.gov.uk/allocationsplan">www.cornwall.gov.uk/allocationsplan</a></p> <p>c. <i>NALC report on the Future of Neighbourhood Plans</i> – previously circulated via email.</p>	
<b>PL38/2018</b>	<p><u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Christmas Free Parking</i> – Members to select a date over the Festive Period when CC had offered to make parking free of charge in their car parks.</p>	
<b>PL39/2018</b>	<p><u>Meetings</u> – Members to consider a suggestion to start meeting at 7.15pm from October to March each year.</p>	
<b>PL40/2018</b>	<p><u>Meeting Closed</u> –</p>	

Signature: ..... (Mrs Gillian Thompson)

Parish Clerk

Date: 8<sup>th</sup> October 2018